FREEHOLD RETAIL PROPERTY

WITH FULLY LET SELF CONTAINED
2 BEDROOMED FLAT ABOVE

FOR SALE



11 & 11A STATION ROAD, OSSETT, WF5 8AB



- G.F. retail premises - 444 sq ft
- Self contained 2 bedroomed flat
- 1 Private car parking space
- Small yard area
- Precinct position

vickerscarnley.co.uk
Crown Court, Wakefield, WF1 2SS
01924 291500

DESCRIPTION

This is a stone fronted end of terrace property which occupies a very well known trading position fronting onto the precinct and backs onto a public car park.

For many years the ground floor parts have been utilised by various ladies fashion businesses but is now being sold with vacant posession.

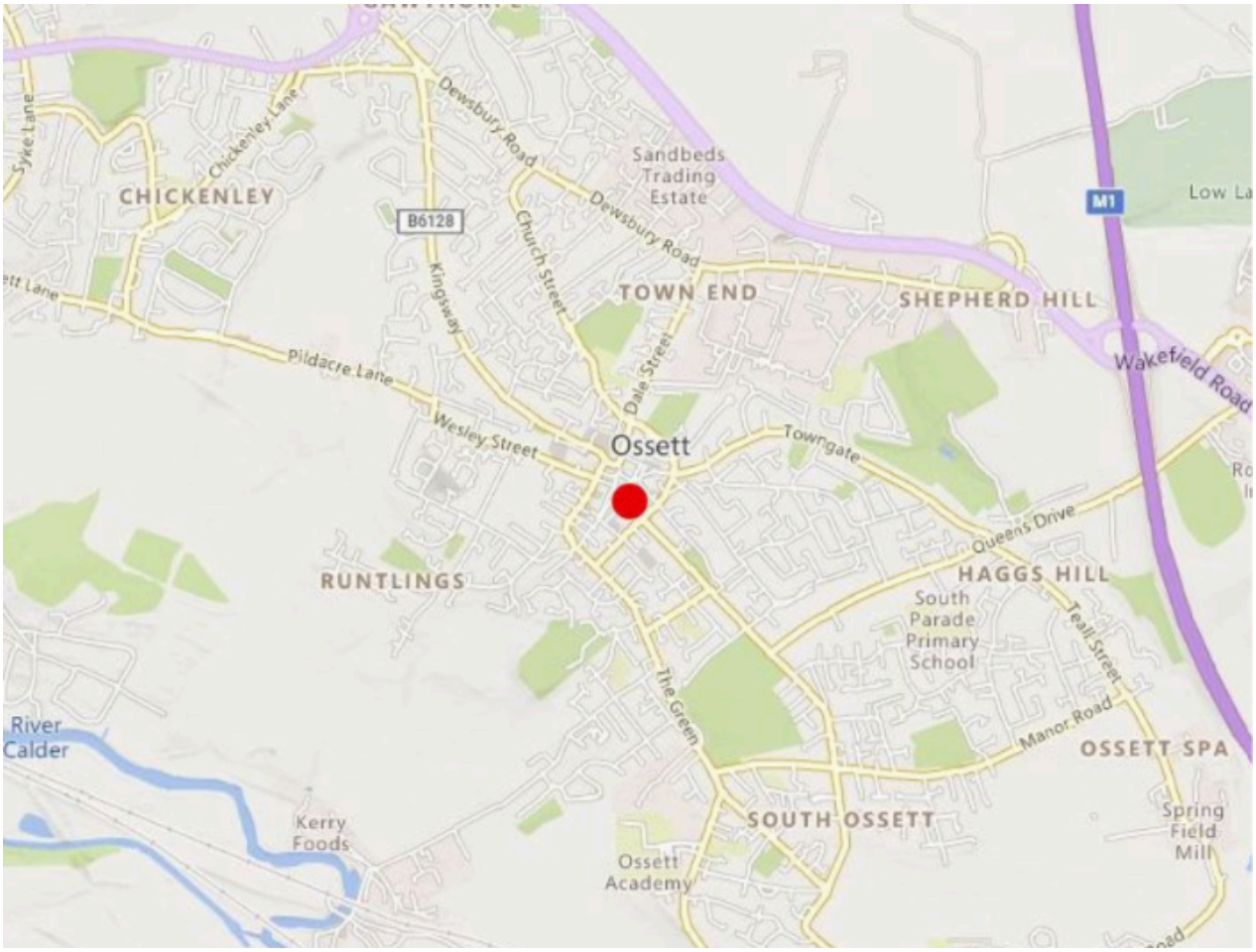
An external staircase to the rear of the property provides access to a recently modernised two bedroomed flat which is currently let out.

To the rear there is also a private yard area ideal for bin storage etc.

In addition, the property benefits from having a designated car parking space in the rear car park.

LOCATION

Situated on the precinct in the heart of the town centre, close to the market place and Town Hall, the property is in a very convenient position for all the town's amenities and excellent car parking.
The town centre is also convenient for Junction 40 of the M1 Motorway which is just a short drive away.



ACCOMMODATION

G.F.retail unit
Sales area - 24ft x 14ft 8in
Small store - 7ft 10in x 7ft 10in
Store & Wc - 8ft x 3ft 10in

Total net internal area = 444 sq ft

External stairs lead to a first floor two bedroomed flat which is currently let.

F.F. flat
The premises are held by way of an informal arrangement with the current tenant paying £5,500 per annum.

SUMMARY

PRICE	£185,000
RATEABLE VALUE	£7,200
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
COUNCIL TAX	Band A (Wakefield Council)
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC - 11 STATION ROAD	Awaiting assesment
EPC - 11A STATION ROAD	Awaiting assesment





FIRST FLOOR FLAT



REAR YARD AREA

VIEWINGS & FURTHER ENQUIRIES



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
These particulars were created November 2026 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.